



**HCHC RFP No. 01-06-2016
Request for Proposals for Demolition at Vacant Site**

Questions and Answers

1. Who will be responsible for erecting/maintaining temporary fencing at the site during the demolition activities?
 - A. The vendor.
2. Who has to apply for, pay, and obtain the grading permit?
 - A. The vendor.
3. There is a 2-yard Waste Management dumpster on the site. Will the vendor be responsible for removing that dumpster?
 - A. No. Waste Management will be removing it.
4. Will the vendor be responsible for cutting the grass at the site during the demolition activities?
 - A. Once the contract is awarded and the site is fenced, the current landscaping firm will stop cutting the grass and the vendor will be responsible until completion.
5. Regarding asphalt removal near the property boundary with Hicks Road, should the vendor remove the asphalt along the "fence line" of the property or go further out and remove the asphalt in a manner that is even with Hicks Road?
 - A. The vendor shall include saw cutting asphalt even with the existing property fence, removing and properly disposing of asphalt.

Questions and Answers

6. Is there a sediment control plan for this project?
 - A. The vendor must use a standard sediment control plan that prevents sediment from leaving the site. Install silt fence around the limits of disturbance and install stabilized construction entrance to prohibit dirt from leaving site on tires.
7. Who is responsible for utility disconnects and associated fees?
 - A. The vendor is responsible for contacting and confirming that all utilities have been properly terminated. See URL in Question 10 for more information on County requirements.
8. What is the current status of the property in terms of utility cut-offs?
 - A. BGE has confirmed that overhead lines and meters will be removed from the site on June 9, 2016.
9. What about overhead power lines who is responsible for contacting the electric company to have these removed and to pay the fees? Most other projects we have done that has to be handled by the owner of the property; does Howard County Housing currently own this property?
 - A. Howard County Housing Commission owns the property. See Question 8 regarding overhead lines.
10. Does Howard County have Instructions for Submitting Demolition Permit Application?
 - A. Yes. Download the instructions at this webpage - <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=zm6Zy6M6n1E%3d&portalid=0>
11. Should all trees be removed from the site?
 - A. Yes.
12. Are there natural gas lines to the property?
 - A. BGE indicated that their records indicate no gas lines.

Questions and Answers

13. What is the use of the property?

A. The property is vacant and abandoned. It was previously used as multi-family residential.

14. The two housing units on the ends of the properties appear to have public water/sewer connections, but it is not as apparent for the third (i.e., middle) housing unit. Is there a water/sewer connection for the middle unit?

A. There is public water/sewer to the site. With the respect to the middle unit, it is undetermined. Vendors should assume there is a connection for the middle unit for purposes of their proposals.

15. Does the Commission have any of its own disposal/recycling requirements that go beyond existing applicable laws/regulations?

A. No.

16. Is funding approved and available for this project.

A. Yes.

17. Is an engineer's cost estimate available for this project?

A. No.

18. Behind the middle housing unit, there is a shed that contains a well casing (it appears to be an old pump house). Has the well been capped and abandoned? What is the scope of work for this structure?

A. The vendor should include cost to have a licensed driller abandon it and complete an abandonment report. The driller will need to pour cement in it, seal, plug hole and cut off casing.

19. Does the Commission have a specification for fill-dirt?

A. The clean back fill should consist of material classified as (ML, SC, SM, or more granular) and should be placed in 8-inch lifts and compacted to 95% of the maximum dry density as obtained by the Standard Proctor method.

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20. Should the vendor leave the existing fence around the property in place?

A. Yes.

21. There is a significant bamboo growth on the property. The contract calls for the “removal” of all the bamboo growth. The bamboo growth can be cut to ground level; however, these cut shoots will continue to grow. In addition, baby shoots will also grow over the next 30 days. Please specifically state what the County’s desire is regarding the “removal” of the bamboo.

A. Remove it all. Describe method of removal. You may propose multiple options for removal in your proposal.

22. What is the scope of work for cutting and capping the sewer lines?

A. The vendor should contact the County Department of Public Works as per the document linked in Question 10 to schedule line shut off. Cut and cap the line where the water shutoff valve is at the street on the private side. With respect to the sewer, dig down to clean out and cap it off. Vendor must get a permit from County plumbing inspections before cutting and capping.

23. There is a cluster mailbox on the property facing the middle housing unit, will the vendor be required to remove this mailbox?

A. Leave the mailbox in place and do not fence it off as it will be in use during the demolition project.

24. Do we know if there is any gas on this property?

A. BGE indicated that there is no gas line.

25. Who responsible for removal of rodents if there are any? When and how is this performed; before abatement?

A. The vendor is responsible. The Commission is not aware of any rodent issues at this time. Treatment and timing of treatment would depend on what rodents are present.

Questions and Answers

26. Can you use the crushed up recycled concrete, brick and block to backfill the below grade areas after all demo is completed?
- A. No. The vendor will need to remove all asphalt, basement, foundation, structures, etc. from the site. Vendor will need to use clean fill dirt and compact to grade (See Question 19).
27. Is the Commission going to apply for or obtain any permits that are required to do this project: Sediment Control, Demolition, and Grading?
- A. No. This is responsibility of the vendor.
28. Does the Commission have any current plans drawn up for sediment control and grading?
- A. No. See Question 6 regarding sediment control.
29. Has the Commission contacted any of the contacts for demolition disconnects for this property; if so who?
- A. No. See the document linked in Question 10 for the contacts.
30. If the building inspection report referenced in Section 6 of the RFP doesn't include biddable quantities, should we include an allowance? Could HCHC suggest an allowance so that all bidders carry the same costs?
- A. No, vendors should use the 72-page report to estimate to the best of their ability.
31. Permits - Are these to be provided by HCHC or the bidders?
- A. The vendor.
32. Basements - are there basements under the described structures?
- A. 8120-A (unit furthest from Route 1) has a basement. 8120-B (middle unit) has a crawlspace. 8120-C (unit closest to Route 1) is undetermined.
33. Removal of Footings - are we to dig up all footings, slabs, etc. for removal? Must we infill with imported soils all dug up areas?
- A. Yes.

Questions and Answers

34. Erosion and Sediment Control - would some controls be required? Should we include super-silt fence around the entire perimeter of the property?

A. See Question 6 regarding sediment control and silt fence placement.

35. What type of soils stabilization should be included if the footings, slabs, basements, etc. are dug out? Should we plan for a simple re-grading and spreading of seed and straw? Or could HCHC specify something in particular.

A. Yes. Fill basements with clean fill dirt, compact per specs and level, straw and seed the lot.

36. Davis Bacon Wage Act - would the work be subject to DBWA? If so, could you please issue a wage decision?

A. No, the work is not subject to DBWA.